

Whatcom County, WA

County · WA · Washington

BALANCED MARKET

\$596K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

3,195

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



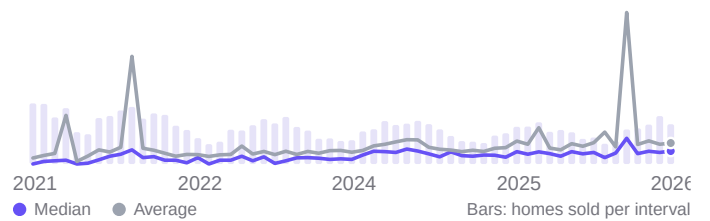
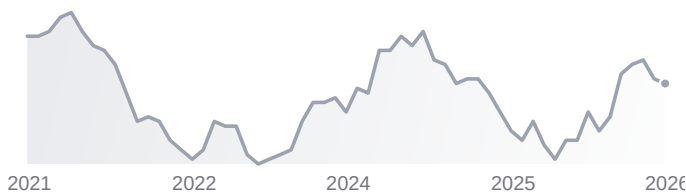
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$600K · Average \$662K

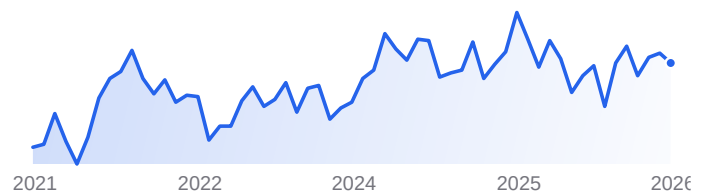
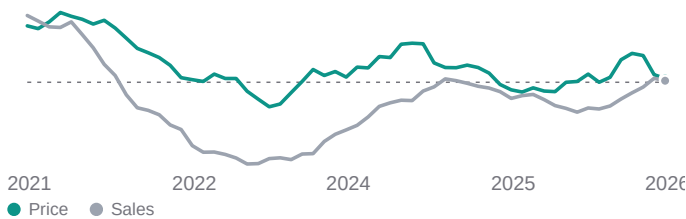


Growth (year over year)

Price +1.4% · Sales +0.6%

Price per square foot

\$384/ft²

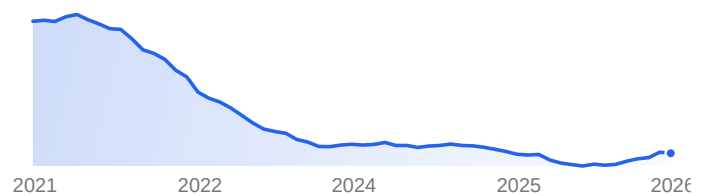
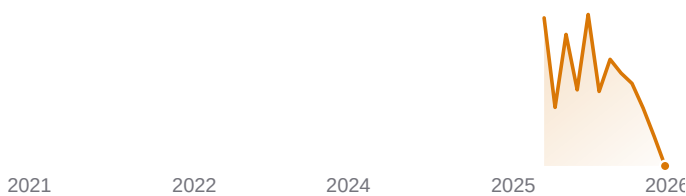


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

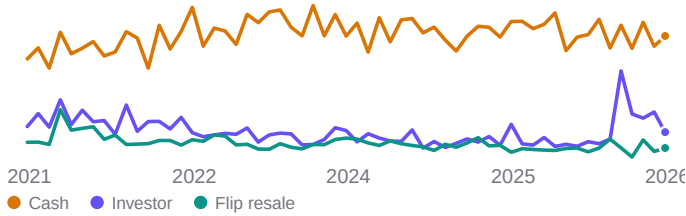
3.8%



BUYERS & OUTCOMES

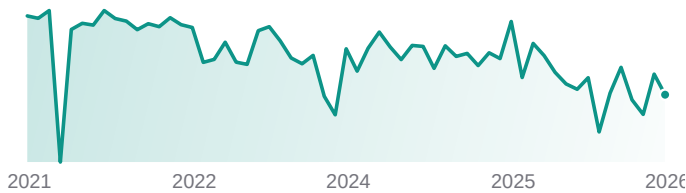
Buyer mix

Cash 33% · Investor 6.7% · Flip resale 2.5%



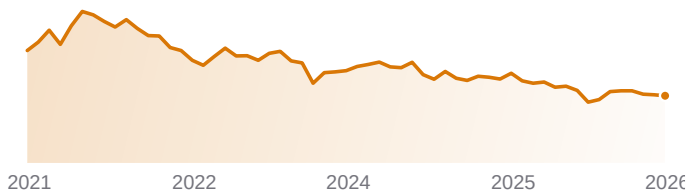
Sellers who sold at a gain

91%

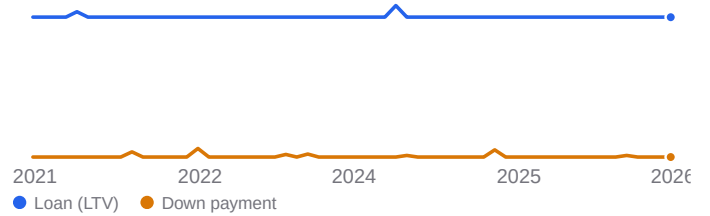


Median annualized return at resale

+5.5%

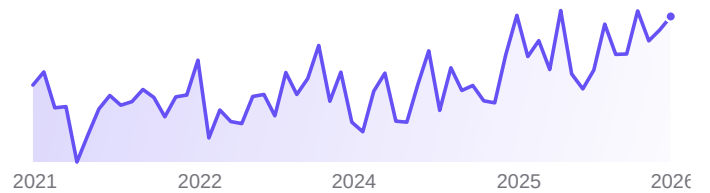


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



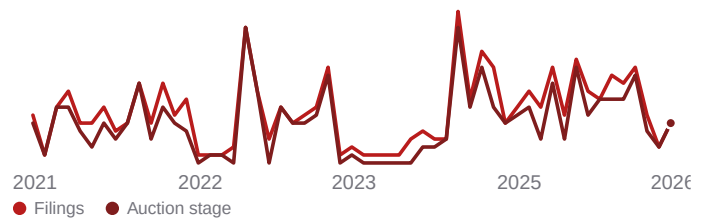
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	83,414
Median value (AVM)	\$567K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1990
Single family	73%
Condos	9.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	66%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	236,406
Density	112 / mi²
Median household income	\$77K
Average household income	\$101K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	207
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	10.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	46 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.